

**NOTICE OF CITY COUNCIL PUBLIC HEARING  
ON PROPOSED LAND USE CODE TEXT AMENDMENTS AND REZONES  
(THE MAYOR'S PROPOSED NEIGHBORHOOD BUSINESS DISTRICT STRATEGY - NBDS)**

The Mayor's Neighborhood Business District Strategy includes proposed amendments to the City's Land Use Code. The Department of Planning and Development (DPD) has prepared two pieces of legislation to implement the Mayor's proposed strategy. The primary code amendments would create a new Commercial Chapter in the Land Use Code (SMC 23.47A), repeal the existing Commercial Chapter (SMC 23.47), adopt a new Definitions Chapter (SMC 23.84A), and adopt new regulations for off-street parking (23.54). Numerous amendments to several other parts of the Land Use Code are proposed in order to maintain order and code consistency between the proposed changes to the Commercial, Parking and Definitions provisions and the other parts of the Land Use Code.

Amendments to the Official Land Use Map are also proposed to consolidate current Pedestrian 1 (P1) and Pedestrian 2 (P2) designations into one Pedestrian designation (P), to remove the Residential (R) designation, and to add or extend the Pedestrian designation to neighborhood commercial areas in six neighborhoods: Admiral, Eastlake, Madison/Miller, Greenwood/Phinney, Columbia City, and Lake City. Other neighborhood districts will be examined throughout the course of 2005, and further recommendations for adding or expanding pedestrian designated areas will be considered following this review.

In addition to clarifying code intent, insuring consistency among code concepts, and eliminating ambiguities and redundancy, the proposed code amendments would:

- Permit street-level residential uses in commercial zones, except in areas designated with a pedestrian overlay, in NC1 zones along arterials, and in the C2 zone where residential uses will remain a conditional use.
- Strengthen the pedestrian-orientation of commercial street fronts through development standards and guidelines.
- Refine and simplify use and maximum size of business standards.
- Reduce requirements for residential amenities (open space), allow some residential amenity space to be provided indoors, and permit a fee-in-lieu of a portion of the residential amenity requirement to fund new, or improvements to existing, public parks and open space.
- Control building bulk with floor area ratios, instead of the 64% upper level lot coverage limit on residential use.
- Eliminate minimum parking requirements in urban centers and station area overlays.
- In other areas, reduce parking requirements based on demand, to support alternative transportation.
- Adopt new bicycle parking requirements that are not tied to automobile parking requirements.
- Revise rules for reviewing proposed rezones of commercial areas (rezone evaluation criteria) to increase the ability to rezone property to achieve City and neighborhood goals, rather than maintain existing character.
- Simplify the City's regulations so they are easier to understand.

Proposed rezones would:

- Rezone all areas currently designated Pedestrian 1 and Pedestrian 2 to a single new Pedestrian designation,
- Rezone all areas currently zoned NC2/R to NC2 and rezone all areas currently zoned NC3/R to NC3, and
- Map Pedestrian designations in six neighborhoods: Admiral, Greenwood/Phinney Ridge, Eastlake, Madison/Miller, Columbia City and Lake City.

A separate ordinance is proposed that amends the Shoreline chapter of the Land Use Code (SMC 23.60) to maintain consistency between Shoreline regulations and proposed changes to the Commercial and Definitions chapters. This ordinance would also repeal the existing Definitions chapter (SMC 23.84).

The City Council is also proposing that two other items be analyzed by staff for review by Council and potential inclusion in the NBDS legislation:

- Incentives for providing parking spaces for car-share vehicles and Neighborhood Electric Vehicles. Similar to the proposed changes to bicycle parking requirements, these incentives would apply citywide outside of downtown, and not only in commercial zones.
- Changes to the prohibition against renting unused parking in residential buildings in multifamily zones, as well as commercial.

Other amendments not listed above are contained in the proposed code amendments, which may be obtained as described below. Note that the City Council may make additional changes to the Executive proposal.

## **PUBLIC HEARING**

The City Council's Urban Development and Planning Committee will hold a public hearing to take comments on the proposal on June 2, 2005 at 5:30 p.m. in the Council's Chamber, 2nd floor, Seattle City Hall, 600 Fourth Avenue. The entrances to City Hall are located on the west side of Fifth Avenue, and the east side of Fourth Avenue, between James and Cherry Streets. For those who wish to testify, a sign-up sheet will be available outside the Council Chamber one-half hour before the public hearing.

Questions concerning the public hearing process should be directed to Stephanie Pure in Councilmember Steinbrueck's office, by calling 684-8888 or via e-mail at: [Stephanie.Pure@Seattle.gov](mailto:Stephanie.Pure@Seattle.gov).

Print and communications access is provided on prior request. Please contact Stephanie Pure at 684-8888 as soon as possible to request accommodations for a disability.

## **Written Comments**

For those unable to attend the public hearing, comments will be accepted through June 2. Please send comments to Neil Powers or:

**Councilmember Peter Steinbrueck**  
**Legislative Department**  
**600 Fourth Avenue Floor 2**  
**PO Box 34025**  
**Seattle, WA 98124-4025**

## **INFORMATION AVAILABLE**

Copies of the proposal are available from the DPD Public Resource Center, 700 5<sup>th</sup> Avenue, Suite 2000 in the Seattle Municipal Tower, 684-8467. The Public Resource Center is open 8 a.m. to 5 p.m. on Monday, Wednesday, Thursday, Friday and 10 a.m. to 5 p.m. on Tuesday.

The proposed ordinances are also available through the City's website at [www.seattle.gov/dpd/planning/nbds](http://www.seattle.gov/dpd/planning/nbds), and for review at Neighborhood Service Centers and libraries.

Questions regarding the proposed amendments should be directed to

Jory Philips, DPD, 386-9761, or [jory.phillips@seattle.gov](mailto:jory.phillips@seattle.gov)

Lish Whitson, DPD, 233-0079, or [lish.whitson@seattle.gov](mailto:lish.whitson@seattle.gov)

Bob Morgan, City Council Central Staff, 684-8150 or [bob.morgan@seattle.gov](mailto:bob.morgan@seattle.gov)